

**MINUTES OF THE MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE - 29 AUGUST 2006, 7:30pm, Palm Court 5, Alexandra Palace (STATUTORY)**

MINUTES

TABLED

**AGENDA ITEM 4(3)**

**Members present** (indicated thus\*)

**NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS:**

*Ms. J. Hutchinson	Alexandra Residents' Association
<b>Mr P. Wastell</b>	<b>Alexandra Residents' Association</b>
<b>*Ms. M. Myers</b>	<b>Muswell Hill and Fortis Green Association</b>
Ms J. Baker	Palace Gates Residents' Association
*Ms S Rees	Palace View Residents' Association
Mr N Lacroix	Palace View Residents' Association (Voting Member)
Mr. D. Frith	The Rookfield Association (voting Member)
*Mr. F. Hilton	The Rookfield Association
Mr. D. Liebeck (Chair)	Warner Estate Residents' Association
*Mr H. Aspden	Warner Estate Residents' Association

**APPOINTED MEMBERS:**

*Councillor. Oatway	Alexandra ward
Councillor M. Cooke	Bounds Green ward
Councillor M. Newton	Fortis Green ward – <b>deputised by Councillor Sara Beynon</b>
*Councillor M Whyte	Hornsey ward
Councillor G Engert	Muswell Hill ward
*Councillor A. Dobbie	Noel Park ward
Vacancy	
Vacancy	

**ALSO IN ATTENDANCE:**

*Councillor Hare	Highgate ward
*Councillor Oakes,	Bounds Green ward
*Mr K Holder	General Manager (Alexandra Palace)
*Mr D Loudfoot	Facilities Manager (Alexandra Palace)
*Mr M Baker	Development Manager (Parks)
*Mr N Mattis	Clerk to the Committee

**008 APOLOGIES FOR ABSENCE** (Agenda Item 1):

The Chair asked if there had been any apologies given.

The Clerk advised that apologies for absence had been received on behalf of Mr Liebeck, Councillor Cook, and Councillor Newton (for whom Councillor Beynon would be substituting), Mr Frith, and Ms Baker.

**009 DECLARATIONS OF INTEREST** (Agenda Item 2):

There were no declarations of interest.

**010 MINUTES** (Agenda Item 3):

**RESOLVED:**

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- (i) That the Committee note the minutes of the inquorate meeting of 20 June 2006 and agree to and the Chair sign the minutes of the special Advisory Committee held on 20 July 2006.
- (ii) With reference to the 20 July meeting, Mr Aspden asked for clarity on whether the resolution to request the Charity Commission for an order under sec. 36 of the Charities Act and the authority to settle any outstanding drafting issues being delegated to the General Manager had been actioned. Mr Holder, General Manager, confirmed that this has been done. The Chair added that the Charity Commission may not give notice of the advertisement for the order, but nevertheless once the advertisement appears this Committee could submit its comments if it is felt necessary to do so. The role of the Members in this process is currently being considered and Members would be informed in due course.

With reference to paragraph iv of the extract taken from the minutes of the Alexandra Palace and Park Board of 24 July 2006, the Committee expressed its concerns that in respect of the issue of the production of a full traffic impact assessment, the Board would not have control of this matter if the Firoka Group were held responsible for this. Mr Aspden stated that he would like to see "totality" in road traffic plans in order to ensure that issues such as overflow parking is dealt with. Mr Holder clarified to the Committee that the Firoke group would have to undertake a comprehensive traffic impact assessment as part of the planning process, but that this was not for the Board to decide upon. Further, Mr Holder stated that the scale of the development would probably require some form of overview document to be submitted which would include traffic and environmental impact assessments and that each individual planning permission would refer back to this document. Ms Myers stated that any master plan should be brought before the Committee for consideration in order to assess the adequacy of transport plans. Ms Hutchinson stated that the concept of a master plan had not been discussed at the Board meeting to date but that it was necessary to have such a plan in place. The Chair added that traffic was a principal concern to the Committee and that the Committee should be minded to recommend to the Board that a traffic impact assessment is undertaken.

- (iii) The Committee noted the draft minutes of the meeting of the (a) Alexandra Palace and Park Board held on 4 July 2006, (b) 24 July 2006 (Special), and (c) the Consultative Committee held on 27 June 2006.

**RESOLVED:**

That the Committee recommend to the Alexandra Palace and Park Board at its next meeting on 12 September 2006, that a traffic impact assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoke Group's developments.

**011 FUTURE OF THE ASSET – UPDATE** (Verbal report of the General Manager Alexandra Palace) (Agenda Item 4):

The Chair asked the General Manager, Mr Holder, to give a verbal update to the meeting. Mr Holder advised that given the principal holiday season there was little specific progress to report other than that solicitors acting on behalf of the Firoka Group

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and the Alexandra Palace and Park Trust had continued to be engaged in dialogue with each other particularly over the descriptions of phases one, two and three of the development wording of which had still to be agreed between the parties.

Mr Aspden sought clarity on the payment of the lease premium. Mr Holder responded that there would be five equal annual payments which would commence on the sixth anniversary of the signing of the lease. Further, Mr Holder confirmed that Haringey Council was making provision for the expenditure incurred for the upkeep of the park during the development stages. In response to a question from Councillor Hare, who was in attendance as an observer of the meeting, Mr Holder stated that he had no knowledge of a proposal to place a school playing field within the park's boundaries as part of the building of a new school in the Haringey Heartlands area. The Committee Clerk was asked to send details of the new school to Members for information.

**012 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE**  
(Report of the Development Manager) (Agenda Item 5):

The Alexandra Palace Development Manager, Matt Baker, presented his report to the Committee outlining some of the details about improvement works to the site and updating on the progress to date. As part of the discussions that followed Mr Baker's report, the Committee heard safe crossing points were being constructed on part of the traffic calming measures for the roads within the site, and there would be an investigation by the highway authority into possible funding streams for works at the West Gates. There was also some discussion on signage within the site, security issues since the introduction of new security systems, and the tenancy of the former boating lake café and other buildings recently completed.

**013 ITEMS RAISED BY ASSOCIATION REPRESENTATIVES** (Agenda Item 6):

- (i) In respect of items raised by the Warner Estate Residents Association, the Committee heard that the Bedford Road building was on the list for attention with the possible use for conservation work, but that no commitment could be made as yet. The Committee would consider any proposals in future, which would need a holistic approach/vision. The Chair requested a tour of the Park to be conducted by Mr Baker for all Committee Members.
- (ii) In respect of further items raised by the Warner Estate Residents Association, the Committee heard that fencing to Park Avenue North had been vandalised and that a number of options were considered to be available to prevent this from reoccurring.
- (iii) In respect of items raised by the Warner Estate Residents Associations on security issues around the Park since June 2006, the Committee heard that there had been muggings near the Bedford Road entrance to the Park. It heard that the Neighbourhoods Police and Parks Constabulary were working closely together and sharing information. It was highlighted that some reports of crime within the locality were using Alexandra Palace as reference point in the press which reflected poorly on the safety of the area.
- (iv) The Committee further discussed issues regarding the detail of the Lease. The Committee heard that that exact details of the Lease were not in the public domain because the details were confidential and that a summary had been made available for Members of this committee. Those who were members of the local authority had also been invited to a Leader's Conference where the matter was discussed at length.

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- (v) In respect of comments being made to the Charity Commission by this body, the co-ordination would be dealt with the Committee Secretary who was currently seeking legal advice on the use of local authority resources for this purpose. Once received the advice would be sent directly to Members of this Committee. The Committee discussed the possibility of holding another Leader's Conference on this matter, which a member said he would discuss with the Leader of the Council.

**014 ANY OTHER BUSINESS (Agenda Item 7):**

Ms Hutchinson requested that any spare funds be made available for improving the Muswell Hill foot entrance to the Park. Mr Baker noted this matter and agreed to add it to the list for possible funding from the contingency/underspends subject to agreement by Heritage Lottery Fund.

The Chair highlighted the possibility of bringing back into consideration by the Board the future of CUFOS. The Board heard from the General Manager that this matter had been discussed at length by the Board and the legal advice adopted by the Board was not to vary the previous decision. However the Board had instructed that through the negotiation process the General Manager should advise Firoka that the wish was for the building to remain for community use after the lease of the asset to the Firoka Group. In addition comment was made that concerns in the community stem from a perception that the building could be demolished at the end of its current lease thereby allowing for a rear entrance to the north service yard from The Avenue. The General Manager stated that in his view, as the site was listed demolition, if it were to be considered, would be subject to the same rigorous planning and listed building process as any other part of the building.

In response to a question of clarification by the Chair and other members in attendance the General Manager gave a verbal overview of the basis of the delegation of the function of trustee to the Board to avoid the inherent conflict of interest that arise. Mr. Holder confirmed that the principles adopted in this respect emanated from a series of Leading Counsels opinions over the years the content of which had been endorsed by the Charity Commission. However Mr. Holder stated that any further information required on this subject should be referred to the Council's Head of Legal Services.

**015 TO NOTE THE DATES OF MEETINGS OF THE ADVISORY COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/7 (Agenda Item 8):**

The following dates were noted by the Committee:

31 October 2006  
23 January 2007  
27 March 2007

***There being no further business to discuss the meeting concluded at 21.45hrs.***

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**Councillor SUSAN OATWAY**

Vice-Chair of the Advisory Committee 2006/7

**Date** \_\_\_\_\_